



72 Ash Bank Road, Ash
Bank, Stoke-on-Trent,
Staffordshire ST2 9DU



OneAgency

01782 970222

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Offers in the Region of £375,000

Stunning detached house, tastefully presented with many original features. The property stands in a generous plot which extends to approximately 0.25 acres with superb open views. Detached brick built garage and substantial off road parking. Viewing of this property is highly recommended to appreciate this property which is offered with no chain involvement.





GROUND FLOOR

ENTRANCE HALLWAY

Feature tiled floor, stairs to first floor, radiator, door to front, built in storage area with double glazed frosted window to rear.

LIVING ROOM

Double glazed windows to front and rear, french doors on to rear garden, multi fuel stove with feature brick fireplace, radiator x 2.

DINING ROOM

Double glazed window to front and rear, feature fireplace, radiator.

KITCHEN

Double glazed windows to side and rear, Rayburn cooker, fitted kitchen with sink and drainer unit with mixer tap, tiled floor.

REAR LOBBY

Door to side, tiled floor.

UTILITY/WC

WC, sink and drainer unit, wall mounted boiler, radiator, double glazed windows to rear and side.



FIRST FLOOR

LANDING

Double glazed frosted window to rear.

BEDROOM ONE

Double glazed windows to front and rear, radiator.

BEDROOM TWO

Double glazed windows to front and rear, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

STORAGE

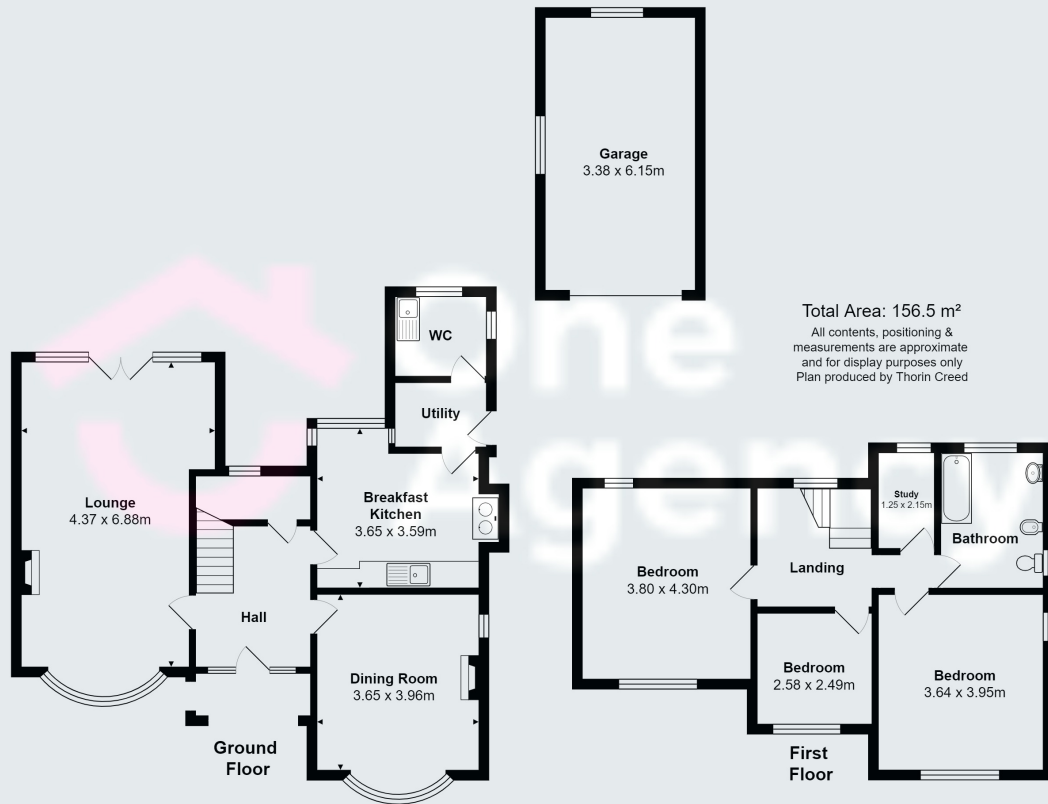
Double glazed window to rear.


BATHROOM


Four piece bathroom suite comprising of panelled bath, WC, hand wash basin and bidet. Radiator, double glazed frosted windows to rear and side.

OUTSIDE

Large plot with attractive established gardens and open views. Substantial brick built detached garage and large garden shed. Ample off road parking for a number of vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		71
(55 to 68) D		
(39 to 54) E	42	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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